

West Oaks Condos HOA Board Meeting June 18, 2011

Attendance: Brian B. Egan, Mary Fell, Jane Wright, Denise Wells (Doris Cancel-Tirado, absent) – board members. Kurt Powell of Willamette Community Management – property manager. Robert Stevens, Medora Tuck, Bob Brown, and Lee Brown – homeowners.

Approval of Minutes: The minutes from the February, Mary, and April meeting were not posted on the web site as of the date of this meeting, nor were they read aloud. They will be approved at the June meeting.

Treasurer's Report: Mary Fell, Treasurer, reviewed the budget and reported that the bank account is reconciled.

Owner's Forum:

- Medora Stevens brought information on the original tiles used in the buildings.
- Medora also commented on how the cleaning of the mailboxes improved their appearance.
- Mary Fell gave Kurt a NW Natural flyer on “Houseline” gas line maintenance.

Lawsuit Update: Pending signatures, a tentative agreement has been reached with the rest of the parties.

Property manager's Report:

- Birds have been nesting in building I. A variety of strategies have been used to discourage this. No action is required at this time.
- Several accounts remain delinquent. One already has a lien; two other liens will be filed.
- Only five Owner Information sheets have not been returned.
- The sapling removal is complete.
- The garbage enclosure repair is complete.
- The police report has been reopened on the Handicap sign vandalism.
- The Financial Review is in progress at the accountant's.
- The HOA will distribute an information flyer that warns residents and owners about the ventless fireplace operating restrictions and notifies owners that they must report all building leaks to WCM. * Kurt will print this up, and Denise and Mary will attach them to doors.
- There may be new water damage in E-101; they have photos.
- Ownership of Green space-The greenspace / grove of trees to the north of the complex has now been deeded to WOC from the developer (this corrects a long-standing omission at turnover).
- Fannie Mae (FNMA) originally was not going to pay for sheet rock repair to a water-damaged unit, but now has done so.

- Some garages don't get transferred with titles; title companies must research each case individually. * Brian will put this on the website.

Discussions:

- **Dryer vents:** Denise Wells raised the issue of dryer vent maintenance. The board discussed the complexity of removing the lint filter and booster fan to clean the entire vent pipe, and decided to run a test case. * Kurt will have Jon look at Mary's and Denise's lines to determine how to proceed. If work is done on their dryer vent lines, the Association will be billed.
- **Hazard Insurance:** This discussion has been tabled pending further research.
- **Fees for late reporting of Title transfer:** The board discussed imposing a fee for late transfer of title insurance (this usually happens only in foreclosures). The board voted unanimously to impose a \$100 fine.
- **Owner request for air conditioner:** The board voted unanimously to allow an air conditioner on a deck if there is no piercing of the building's exterior walls.
- **Removal of potentially dangerous tree:** The board voted to accept TruGreen's proposal of \$1,375.00.

Next Meeting: July 14, 6:30, at NW Hills Community Church, room D-7. Attorney Jason Grotz will attend.